

City of Ladue  
Development Application

Property Owner

Name of owner <u>Old Warson Country Club</u>
Name of contact person (if corporation) <u>Aidan Murphy</u>
Address <u>9841 Old Warson, Ladue, MO 63124</u>
Phone Number <u>314-968-0840</u> Email <u>amurphy@oldwarson.com</u>
Signature <u><i>Aidan Murphy</i></u>

Petitioner (if different from owner)

Name <u>Fendler + Associates, Inc.</u>
Name of contact person (if corporation) <u>Paul Fendler</u>
Address <u>5201 Pattison Avenue, St. Louis, MO 63110</u>
Phone Number <u>314-664-7725</u> Email <u>pf@fendlerworld.com</u>

Action Requested

<input type="checkbox"/> Subdivision/Site Development Review (Fee: \$500 + \$100 for each potential lot in excess of three)
<input type="checkbox"/> Small Subdivision or Lot Line Adjustment (Fee: \$300)
<input type="checkbox"/> Rezoning (Fee: \$1000)
<input type="checkbox"/> Subdivision with Rezoning (Subdivision Fee + \$1000)
<input type="checkbox"/> PUD (Fee: \$2000)
<input checked="" type="checkbox"/> Special Use Permit (Fee: \$250 not-for-profit, \$500 for-profit)
Property address <u>9841 Old Warson</u>
Size of lot <u>144.34 Acres</u> Zoning district <u>B</u>
Describe the project briefly <u>Remove a tennis court and replace with pickleball courts and</u>
<u>construct a 1,420 square foot pavilion with bathroom</u>
<u>facilities and an open, covered seating area.</u>

Old Warson Country Club

9841 Old Warson

Ladue, Moo 63124

**RE: Special Use Permit**

**A special use permit is being requested for the construction of pickleball courts and a pavilion at Old Warson Country Club**

**Pickleball courts and pavilion will be for Old Warson Country Club members-only.**

**On occasion there may be small, hosted events where alcohol is served in the Pavilion, but it would have to be scheduled via the Club first. Otherwise, the Pavilion will have water and soft drinks only, available for tennis and pickleball players.**

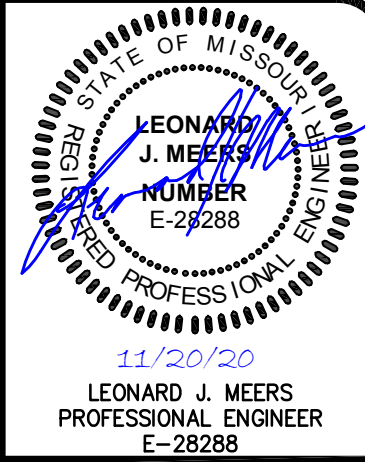
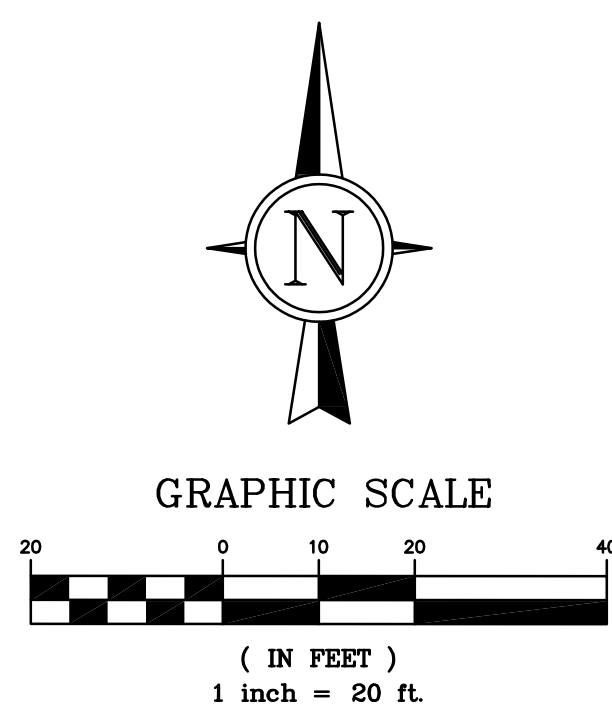
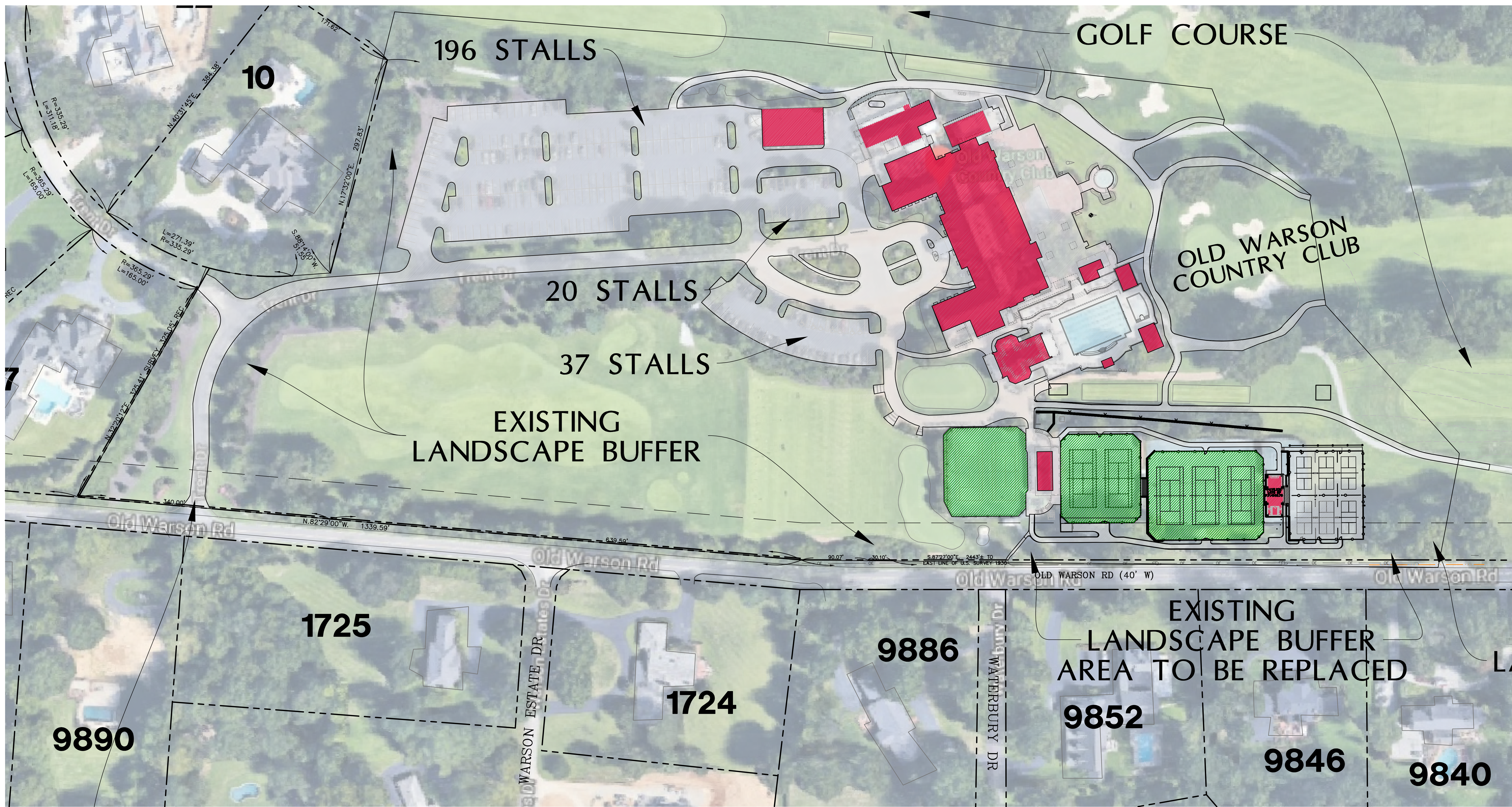
**The pavilion is an open-air covered structure that also includes bathroom facilities and a storage room. The pavilion will accommodate seating that includes lounge chairs, and table and chair seating for approximately 20-25 members.**

**The proposed hours of operation for the courts and pavilion are daylight (Tuesday through Sunday), except for pickleball which would be open to 9:30 p.m.**









REV. NO.	DATE	REMARKS
1	9/20/20	REVISED PER OWNER COMMENTS
2	10/14/20	REVISED PER ASD & OWNER COMMENTS
3	11/11/20	REVISED PER OWNER COMMENTS
4	11/17/20	REVISED PER ASD AND CITY COMMENTS

# IMPROVEMENT PLANS FOR OLD WARSON COUNTRY CLUB

## SPECIAL USE PERMIT SITE PLAN

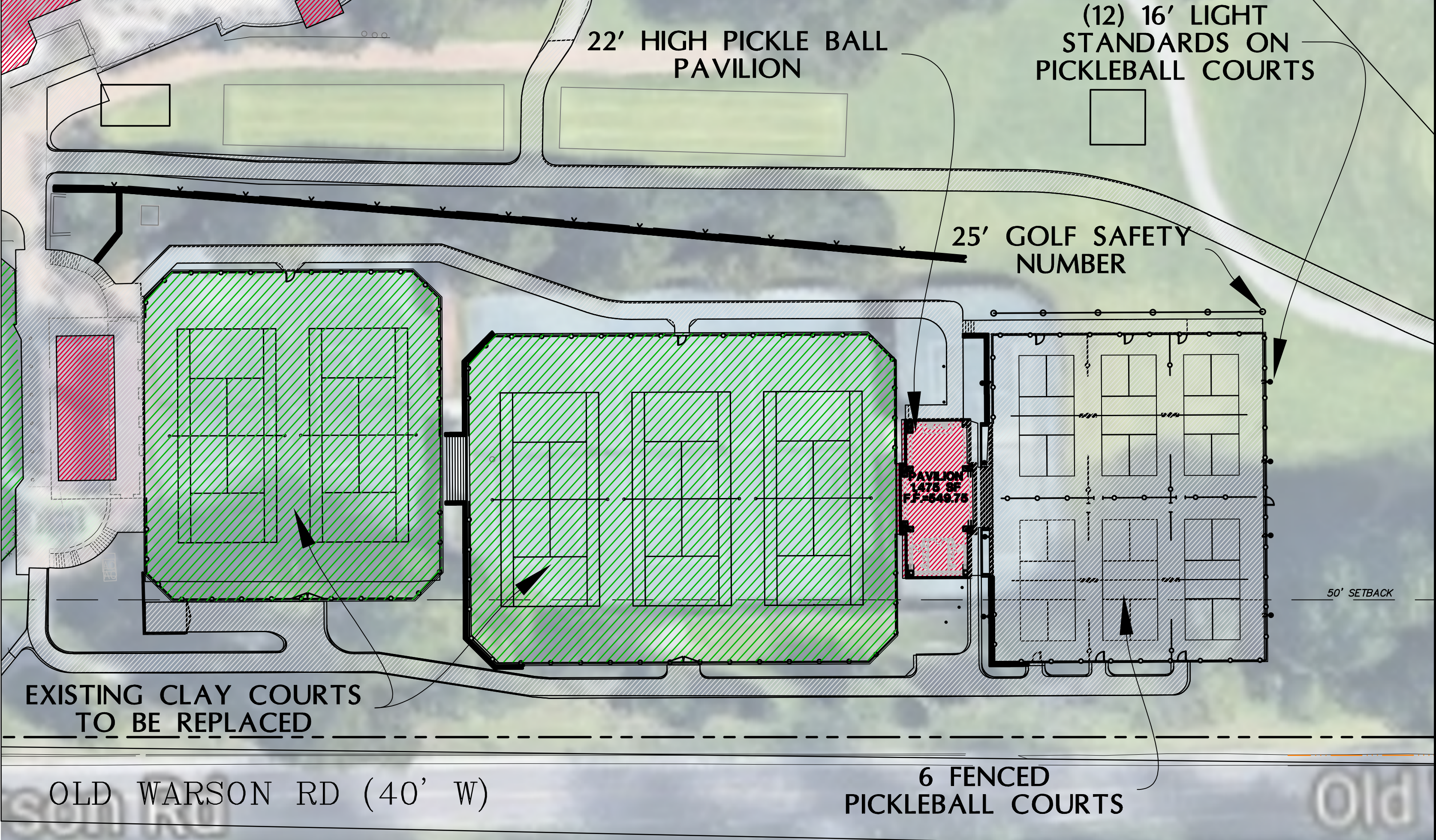
JOB NUMBER:	0915.J
DRAWN BY:	BDN
DATE:	7/16/2020
CHECKED BY:	JLW
DATE:	7/16/2020

SHEET:  
**C1.0**

EXISTING  
INGRESS/EGRESS  
ENTRANCE TO BE  
USED IN PLACE

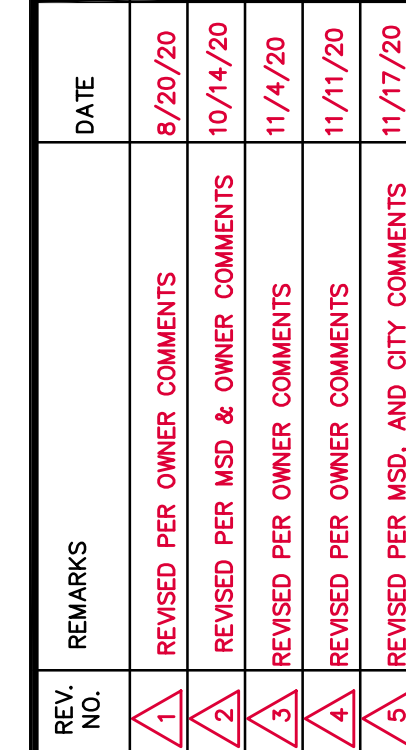
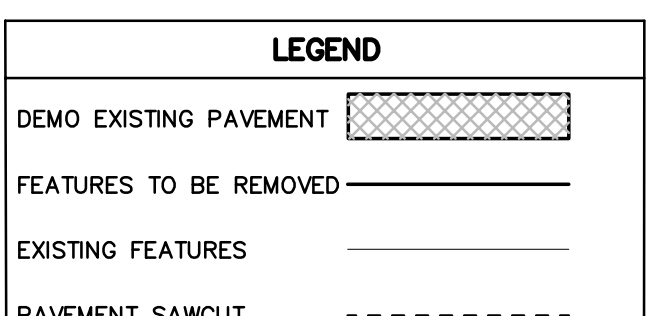
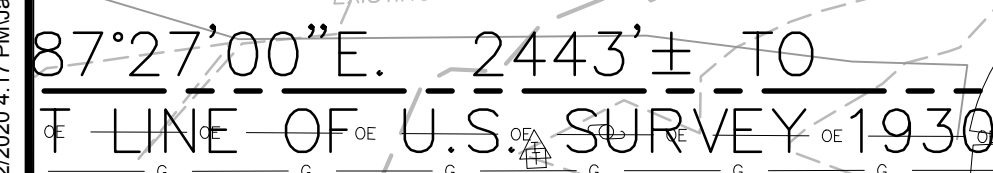
### PERTINENT DATA

OWNER	OLD WARSON COUNTRY CLUB 9841 OLD WARSON ST. LOUIS, MO 63124	PARKING PROVIDED	253 STALLS
SITE ADDRESS	9841 OLD WARSON	TOTAL CLUBHOUSE AREA	23.10 ACRES
EXISTING ZONING	"B" RESIDENTIAL	PAVED AREA	248,640 SF (5.71 ACRES)
ADJACENT ZONING	"B" RESIDENTIAL	BUILDING AREA	45,864 SF (1.05 ACRES)
EXISTING USE	COUNTRY CLUB	TENNIS COURTS	44,419 SF (1.02 ACRES)
PROPOSED USE	COUNTRY CLUB	GREENSPACE	667,157 SF (15.32 ACRES)
ADJACENT USES	SINGLE FAMILY HOMES	TOTAL AREA OF DEVELOPMENT	2.60 ACRES
SITE AREA	144.48 ACRES	PAVED AREA	23,958 SF (0.55 ACRES)
WATER SHED	DEER CREEK	BUILDING AREA	1,475 SF (0.03 ACRES)
FIRE DISTRICT	MISSOURI AMERICAN	TENNIS COURTS	31,363 SF (0.72 ACRES)
SCHOOL DISTRICT	LADUE	GREENSPACE	56,628 SF (1.30 ACRES)
SEWER DISTRICT	MSD		
GAS SERVICE	LACLEDE		
ELECTRIC SERVICE	AMEREN U.E.		
TELEPHONE SERVICE	AT&T		



PREPARED FOR:  
OLD WARSON COUNTRY CLUB  
CONTACT: AIDAN MURPHY  
9841 OLD WARSON RD.  
ST. LOUIS, MO 63124  
EMAIL: AMURPHY@OLDWARSON.COM  
PHONE: (314) 968-0840



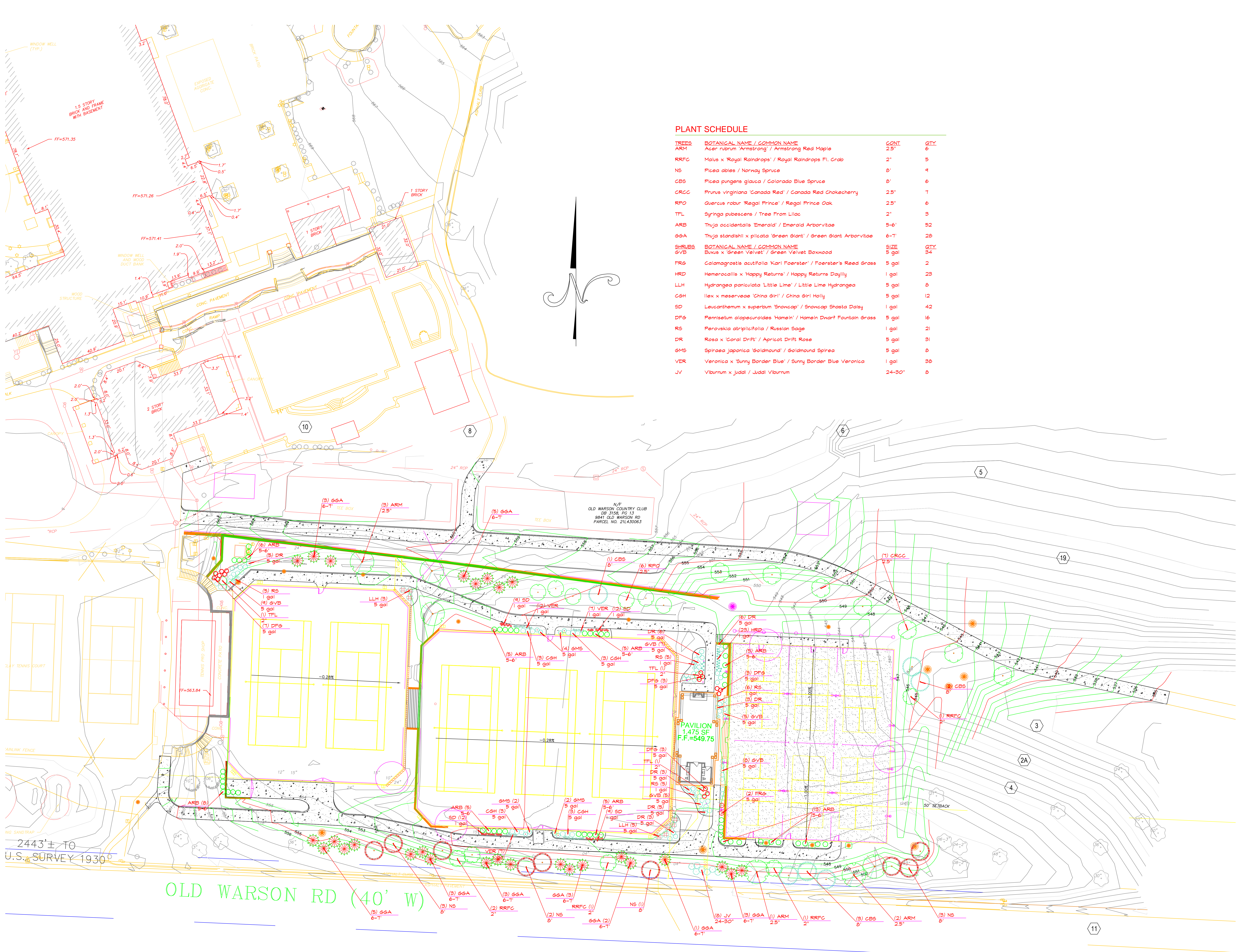


SHEET TITLE

EXISTING  
CONDITIONS &  
DEMO

JOB NUMBER:	0915.J
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C3.0	





PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple	2.5"	6
RRFC	Malus x 'Royal Raindrops' / Royal Raindrops Fl. Crab	2"	5
NS	Picea abies / Norway Spruce	8'	4
CBS	Picea pungens glauca / Colorado Blue Spruce	8'	6
CRCC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	2.5"	7
RPO	Quercus robur 'Regal Prince' / Regal Prince Oak	2.5"	6
TFL	Syringa pubescens / Tree From Lilac	2"	3
ARB	Thuja occidentalis 'Emerald' / Emerald Arborvitae	5-6'	52
GSA	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6-7'	28
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
GVB	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal	34
FRG	Calamagrostis acutifolia 'Karl Foerster' / Foerster's Reed Grass	5 gal	2
HRD	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	23
LLH	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal	8
CSH	Ilex x meserveae 'China Girl' / China Girl Holly	5 gal	12
SD	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	1 gal	42
DFG	Fernisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass	5 gal	16
RS	Perovskia atriplicifolia / Russian Sage	1 gal	21
DR	Rosa x 'Coral Drift' / Apricot Drift Rose	5 gal	31
GMS	Spiraea japonica 'Goldmound' / Goldmound Spirea	5 gal	8
VER	Veronica x 'Sunny Border Blue' / Sunny Border Blue Veronica	1 gal	38
JV	Viburnum x Juddi / Juddi Viburnum	24-30"	8

Drawn by: CJA

Scale: 1"=20'

Date: 8/5/2020

Revised: 12/2/2020

BAXTER FARMS  
and NURSERIES

3411 CREVE COEUR MILL ROAD  
ST. LOUIS, MISSOURI 63146  
314/542-9400

Landscape Planting Plan For:

Old Warson Country Club  
Pickleball Courts

Prepared for: Grimes Consulting






Drawing Number:

L1

of one

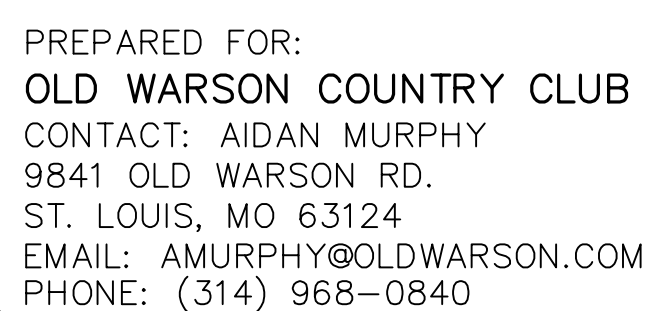


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURT 1	Illuminance	Fc	25.31	41.0	14.0	1.81	2.93
COURT 2	Illuminance	Fc	18.15	22.2	13.1	1.39	1.69
COURT 3	Illuminance	Fc	24.93	37.4	13.8	1.81	2.71
COURT 4	Illuminance	Fc	21.84	35.0	7.8	2.80	4.49
COURT 5	Illuminance	Fc	16.64	20.6	11.4	1.46	1.81
COURT 6	Illuminance	Fc	21.64	33.7	6.9	3.14	4.88
OVERALL COURT	Illuminance	Fc	16.55	43.4	2.2	7.52	19.73
SIDEWALK	Illuminance	Fc	6.11	11.0	1.3	4.70	8.46
SPILL LIGHT	Illuminance	Fc	0.10	2.1	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	7	F3	SINGLE	26.4	184.8	0.900	BRA6-WA-24LED-350mA-NW
	3	F4	SINGLE	225	675	0.912	GLEON-AF-04-LED-E1-SLL
	4	F5	BACK-BACK	113	904	0.912	GLEON-AF-02-LED-E1-5NQ - TWIN
	3	F6	SINGLE	225	675	0.912	GLEON-AF-04-LED-E1-SLR
	2	F7	SINGLE	225	450	0.912	GLEON-AF-04-LED-E1-T4FT

LIGHTING PLAN PROVIDED BY:

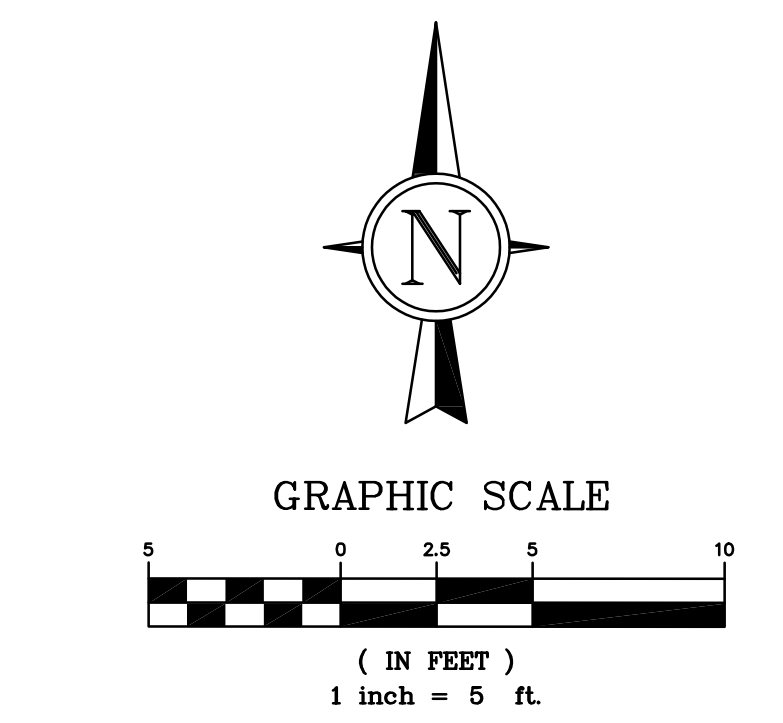
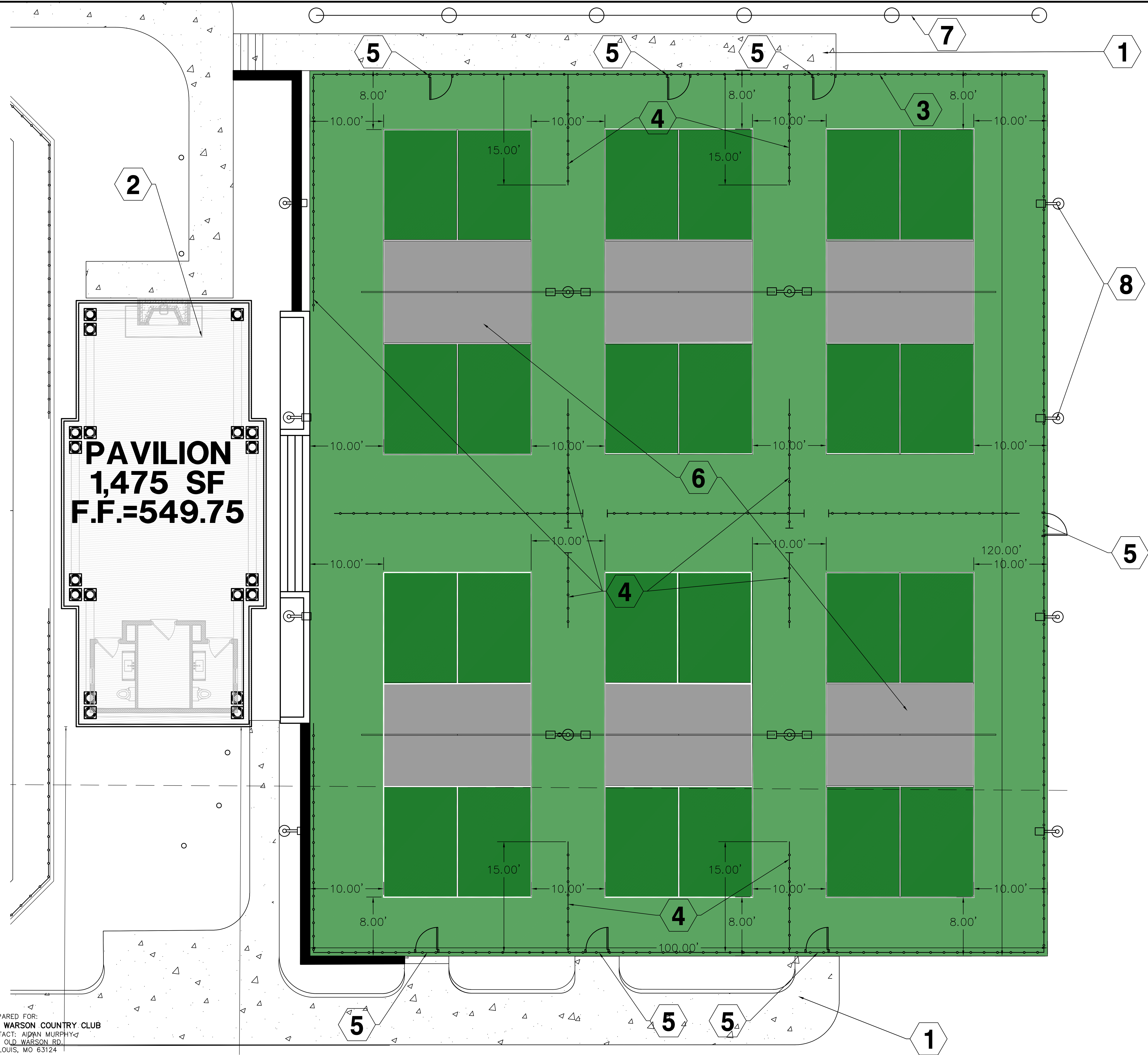
 **LIGHTING ASSOCIATES**





J:\09\9915\Drawings\Engineering\Construction Plans\9163 Site-41.dwg 12/22/2020 4:19 PM James Whider

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- 1 BROOM FINISHED GRAY CONCRETE (1 CS.0)
- 2 PAVILION (SEE ARCH PLANS)
- 3 8' FENCING BLACK VINYL CHAINLINK W/ FABRIC (6 CS.0)
- 4 3.5' FENCING (COORDINATE W/ OWNER) (6 CS.0)
- 5 MANGATE
- 6 POST TENSIONED CONC SLAB (COORDINATE COLOR WITH OWNER) (4 CS.0)
- 7 25' TALL GOLF NETTING
- 8 LIGHT STANDARD (TYP) (SEE LIGHTING PLAN)

LEONARD J. MEERS  
PROFESSIONAL ENGINEER  
E-26286

GRIMES CONSULTING, INC.  
12380 OLD TESSON RD.  
SUITE 3000  
ST. LOUIS, MO 63128  
PH: (314) 849-6100  
FAX: (314) 849-6010  
WWW.GRIMESCONSULTING.COM  
PE COAR E-1470-D  
PLS COAR LS-143-D

DATE	REV.	NO.	REMARKS
9/20/20	1	1	REVISED PER OWNER COMMENTS
10/14/20	2	2	REVISED PER MSD & OWNER COMMENTS
11/17/20	3	3	REVISED PER OWNER COMMENTS
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IMPROVEMENT PLANS FOR  
**OLD WARSON COUNTRY CLUB**  
9841 OLD WARSON RD, ST. LOUIS, MO 63124

SHEET TITLE  
**SITE PICKLEBALL COURTS**

JOB NUMBER: 0915.J

DRAWN BY: BDN

DATE: 7/16/2020

CHECKED BY: JLW

DATE: 7/16/2020

SHEET:  
**C4.1**



# SOLID STATE BOLLARDS

## BRA SERIES-LED

### SPECIFICATIONS

#### BOLLARD

Durable corrosion resistant extruded and cast aluminum construction. 1/4" wall thickness.

#### LED POWER ARRAY™

Three-dimensional array consisting of 6 individual LED tubes for the BDA8 model and 4 individual LED tubes for the BDA6 model, which are fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a circuit board populated with a multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

**INTERNAL LOUVER (IL)** - A specular louver stack conceals the inner LED Power Array Module and provides uplight and glare control through the external clear polycarbonate lens.

**CAST LOUVER (CL)** - External cast aluminum louver stack protects the internal LED Power Array Module and provides uplight and glare control. An internal clear polycarbonate lens is integrated with the LED Power Array Module.

**OPAL LENS (WP)** - Exterior white polycarbonate lens protects the internal LED Power Array Module and provides a uniform white glow.

#### RADIAL LED MODULE

LED'S are mounted to a circular heatsink in a radial array. The radial LED module is concealed in the cap of the bollard. LED's are not directly visible from angles above 90°.

**PARABOLIC REFLECTOR (PR)** - A specular Parabolic Reflector reflects a portion of the distribution from the radial LED module and provides a uniform wide angle throw through the outer clear polycarbonate lens.

#### LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

#### LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

#### FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: \_\_\_\_\_

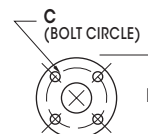
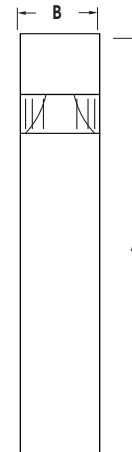
FIXTURE TYPE: \_\_\_\_\_



**BRA**

BRA8 SHOWN WITH -PR OPTICS

PATENT PENDING



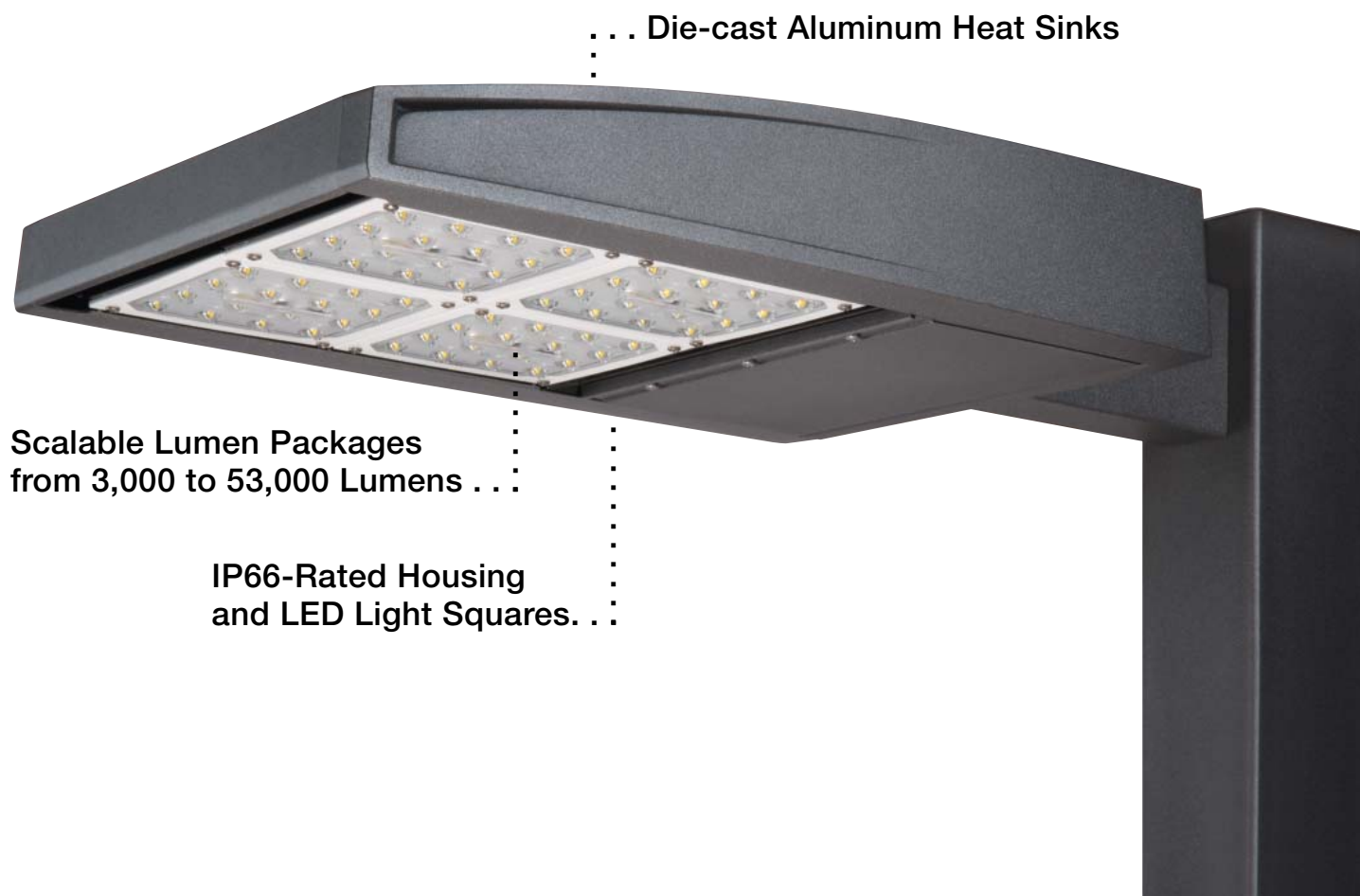
BOLLARD	A	B	C	D
<b>BRA8</b>	42" 1067mm	8" 203mm	6" 152mm	8" 203mm
<b>BRA6</b>	42" 1067mm	6" 152mm	4" 102mm	6" 152mm



2018214







... Die-cast Aluminum Heat Sinks

Scalable Lumen Packages  
from 3,000 to 53,000 Lumens ...

IP66-Rated Housing  
and LED Light Squares. ...

### Mounting Options



#### Occupancy Sensor

The optional motion sensor reduces energy use for site lighting applications.



#### Mast Arm Adapter

An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm.



#### Wall Mount Bracket

An optional wall-mount plate is secured to wall by four lag bolts (supplied by others).



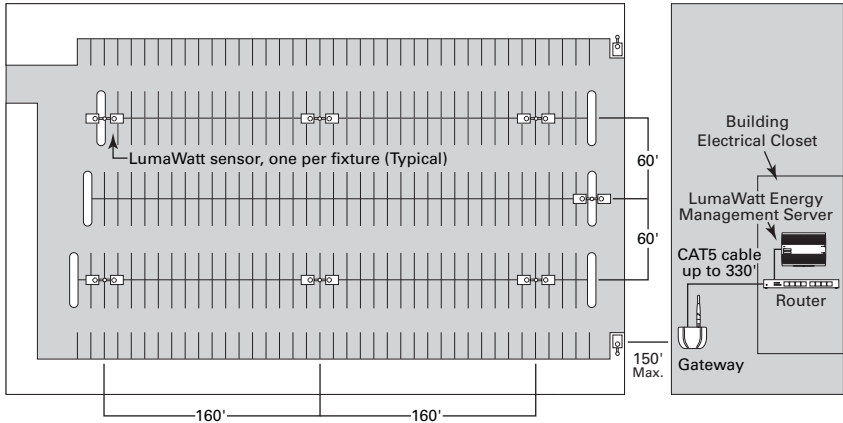
# Scheduled Dimming and Occupancy Detection



For outdoor parking area applications, lighting should be dimmed or turned off within one hour of business closing. Scheduled dimming and occupancy detection can be combined to reduce maximum lighting levels outside business hours. Egress and security lighting is available on occupancy detection.

### Sides of Drive Fixture Location

Fixture Spacing = 160' x 120' on center  
20 fixtures per 60' wide drive lane; 40 fixtures total for 420' x 120' parking deck



### IESNA Lighting Handbook 10th Edition Illuminance Values for Area and Site Applications

#### Parking Lot Design Guide

Illuminance	Minimum Horizontal Illuminance <sup>1</sup>	Uniformity Ratio Max. / Min.	Minimum Vertical Illuminance <sup>2</sup>
	lux/fc		
Basic	2.0 / 0.2	20:1	1.0 / 0.1
Basic Enhanced Security	5.0 / 0.5	15:1	2.5 / 0.25
Security	10.0 / 1.0	15:1	5.8-8.0 / 0.5-0.5
High Security	30.0-60.0 / 3.0-6.0	4:1	12-60 / 1.2-6.0

- NOTES:
- 1 Measured on parking surface without shadowing from any object
- 2 For facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance

### Energy Savings Calculations

Configuration	Daily Hours of Operation	Control Event	Annual Load (kWh)
14 Sensor Integrated Luminaires 35' on Mounting Height, Centered at 120' x 160'			
Bill-of-Material (BOM)			
(1) RF-EM1, (1) RF-ROUT1, (1) RF-GW1 (14) GLEON-AE10-LED-E1-T2-BZ-DIMRF-LN (515W)	11	100% On	28,948
Control Schedule			
7:30 PM-11:30 AM	4	100% On	10,526
11:30 PM-6:30 AM	7	40% On, On Occupancy 70%	7,268
Total Controlled Load	11	2 Events	17,895
Energy Saving			38%

